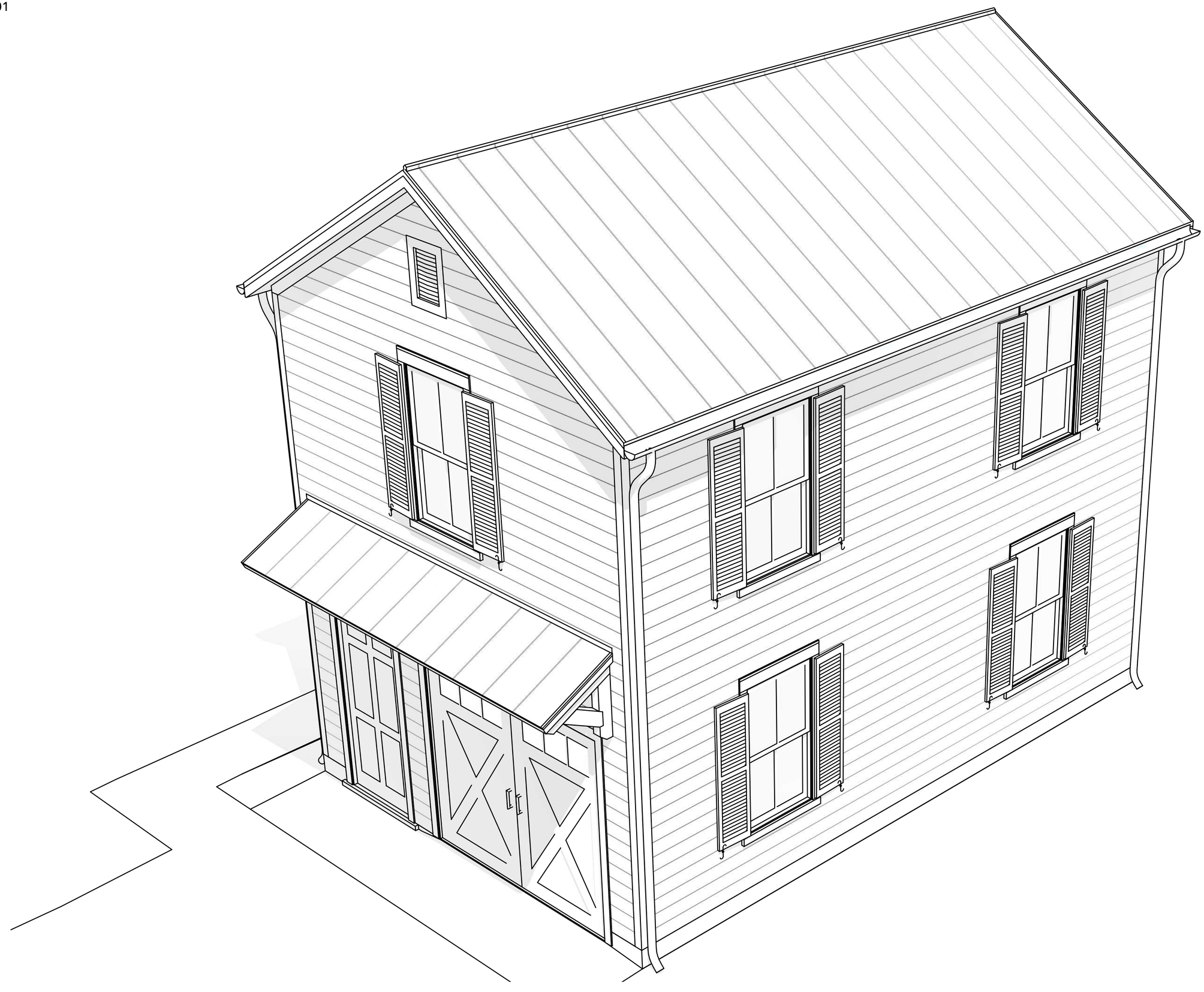


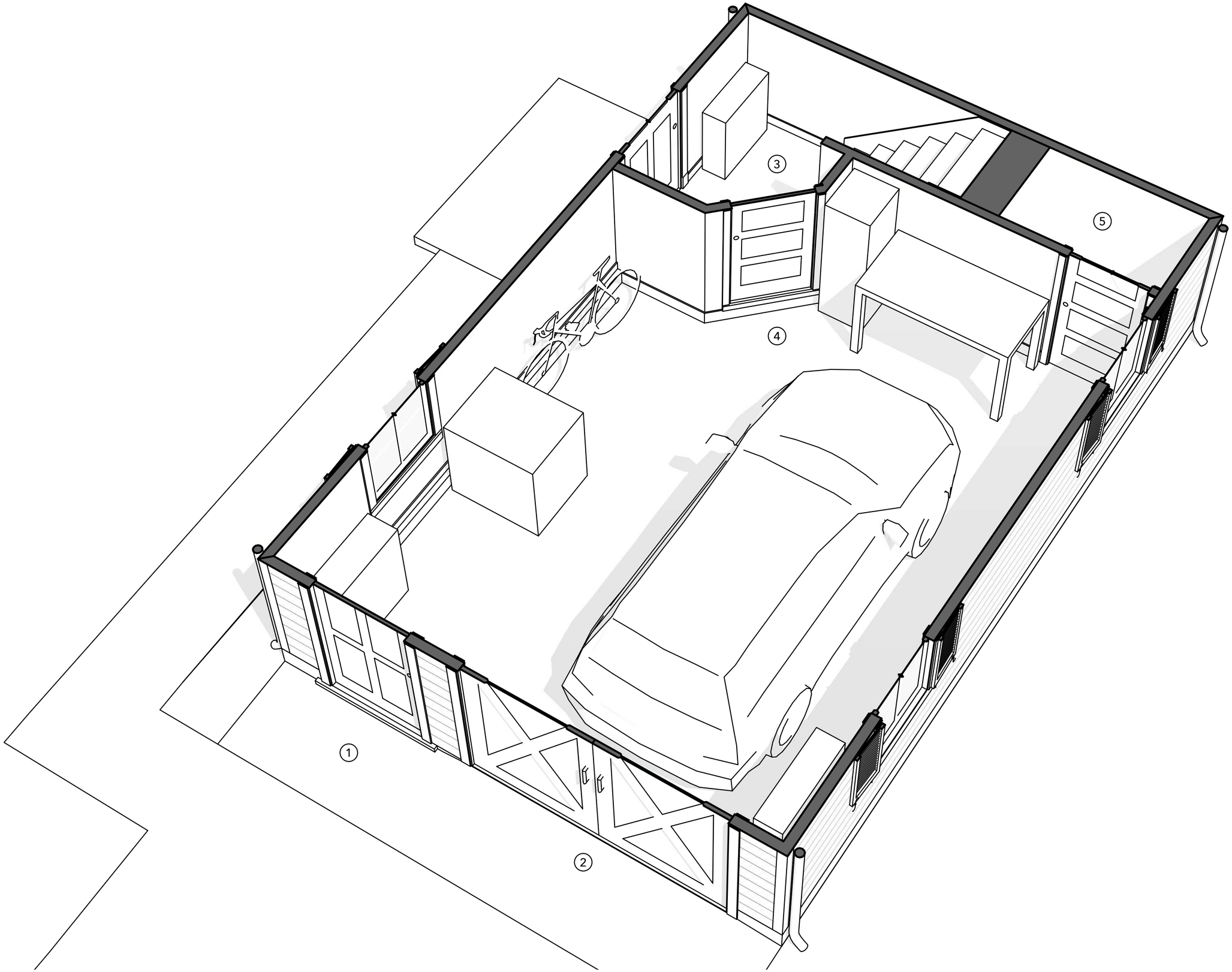
CARRIAGE HOUSE 1

PROJECT OVERVIEW

A DESIGN BY JAY OSBORNE

A carriage house is a residence over a garage. This could have countless other uses. It can be used for a guest cottage, a place to live in while renovating a larger house, a live-work townhouse, an art studio, a granny flat, a rental used to make a side income, or a starter home (just to name a few ideas). The functional diversity of such an auxiliary dwelling unit allows it to work well with any of my other house designs.

The Carriage House comes in two variations. Here's the smaller, one-car version. With its relatively compact footprint, it fits on a tight lot, or snuggled within trees. It's made to look informal and inconspicuous, so it doesn't visually compete with a primary residence. Despite its small size, two people can comfortably live here (and possibly a tiny person, as well). It can also be used for many other purposes.



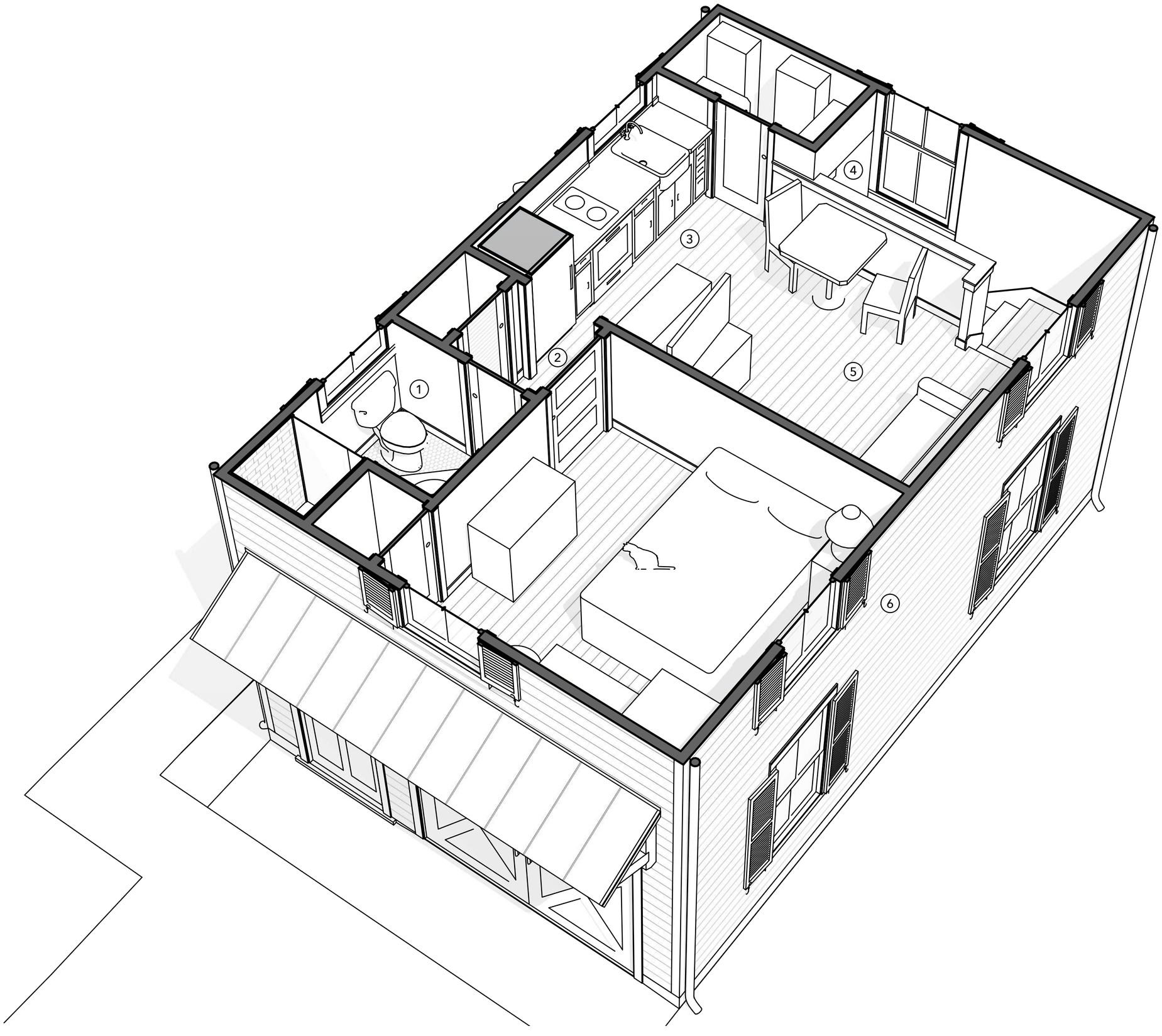
With a footprint of only 16x24 feet, this carriage house has only enough space for a single car below. Practically speaking, most garages aren't primarily for cars. Generally, their main purpose is storage. Yet this could be a workshop or office. Also, this lower space could be converted into a studio apartment. However, a large shed or open space is always useful, which is why garages are so common.

CARRIAGE HOUSE 1

FIRST FLOOR

A DESIGN BY JAY OSBORNE

(1) The extra door may not be necessary, considering the garage's double doors. **(2)** These doors could instead be a roll-up door of the same design, segmented. **(3)** The entry is large enough for shoe racks, coat hooks, and the swinging doors. **(4)** The step down is mostly for head clearances at the staircase. It can be 2 steps at most. **(5)** The utility closet could instead be open to the rest of the garage.



CARRIAGE HOUSE 1

SECOND FLOOR

A DESIGN BY JAY OSBORNE

The upstairs apartment is about as small as a one-bedroom unit can be. Separate rooms allow more privacy, often necessary for two people to peacefully coexist. Room-based layouts also permit a clear separation of uses, reducing distractions. **(1)** The small bathroom is designed to obscure the toilet from the public spaces. **(2)** It may seem inconsequential, but this little hallway serves as a transition zone that significantly improves the rooms around it. In-between spaces are important. **(3)** The kitchenette is small but still good for 1-2 people. **(4)** A small bump-out gives shelf space to the laundry/pantry closet while maintaining head clearances. **(5)** The living area's furniture can be rearranged in many ways. This way allows for a sofa bed. **(6)** Windows on two sides of each room improve the daylighting.

CARRIAGE HOUSE 1

FRONT OF THE HOUSE

A DESIGN BY JAY OSBORNE

The Carriage House is designed to look great in the background. The front is not meant to catch eyes. It mixes grace with humility, elegance with quirkiness.
(1) The front entry is distinct from the garage, for a better sense of autonomy.
(2) The garage doors can be centered if the other door is removed. The double doors are useful, but they could be horizontally segmented as one roll-up door.

(3) Awnings are used to cover each of the doors. This is a general principle for creating doors that last. It also adds a significant amount of comfort, as can be attested by those who ever find themselves in a downpour without an umbrella.
(4) The window here is about as small as a bedroom window can be, by code.
(5) The bathroom and kitchen have smaller windows. They balance the facade.

The back side of the house could look significantly different. The many windows ensure excellent daylighting and cross breezes, but omitting one or two is okay. **(1)** Any window shutters should be operable. If not, just don't use them. The house will still look fine. For a low-cost alternative to these louvered shutters, board and batten shutters are easier to build, and also provide storm protection.

CARRIAGE HOUSE 1

BACK OF THE HOUSE

A DESIGN BY JAY OSBORNE

(2) Eaves are often messed up in new old houses. They can be remarkably easy, but beware of normal builders who will turn this into an ugly "pork chop eave." **(3)** This staircase window is the most likely candidate for removal. This wall will likely be pushed the closest to a property line, and therefore may have fire code or privacy issues. Still, it's a lovely window that invites more sunlight and breezes.

(1) The apartment's entry is raised on a platform, considering minimum height clearances below the stairs. Raised floors also allow more flexible renovations. After all, the bottom level could still be converted into an additional apartment.
(2) The lower utility closet could instead be open to the rest of the garage. That closet is for things that don't like dust, moisture, or temperature fluctuations.

CARRIAGE HOUSE 1

SECTION PERSPECTIVE

A DESIGN BY JAY OSBORNE

(3) This hall makes a subtle yet effective separation of spaces– a transition zone.
(4) The bathroom's corner sink and mirrors are placed so that they reflect light from the window toward the door (if open, that improves functional daylighting).
(5) The awning is easy to build (tongue-and-groove 2x or 3x lumber spanning between 4x6 brackets). As a side note, it's an excellent location for solar panels.